

South Norwood Hill, London, SE25 6AA



£210,000



Flat - Conversion

- GUIDE PRICE £225,000 - £250,000
- Communal Garden
- Fitted Bathroom
- Own Allocated Parking Space
- Vacant & No Onward Chain

- One Bedroom Second Floor Conversion
- Fitted Kitchen
- Double Glazing & Electric Heating
- Norwood Junction BR/Overground Station Serves The Area
- Early Viewing Advised

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A charming one-bedroom character style converted flat on the second floor, offered chain-free. The property boasts bright and airy living space, including a spacious living room with laminate-style flooring, a fully fitted kitchen with a range of wall and base units and a skylight, a double bedroom with fitted cupboards, and a modern bathroom with a white suite. Additional highlights include allocated parking and a long lease. Conveniently located close to South Norwood High Street, with its variety of shops and cafés, and within easy reach of Norwood Junction BR/Overground Station offering quick links into central London. Local leisure facilities include Norwood Lakes, The Country Park, and the leisure centre on Portland Road. Crystal Palace is also near by along with local bus routes and the tram stop. Early viewing is strongly advised.

Tenure: Leasehold Lease Term : 199 years from 1 June 1990 Croydon Council tax band: B EPC Rating: E Service charge: vendor informs us approximately £2,600 per year (includes building insurance) Ground rent: £200 per year

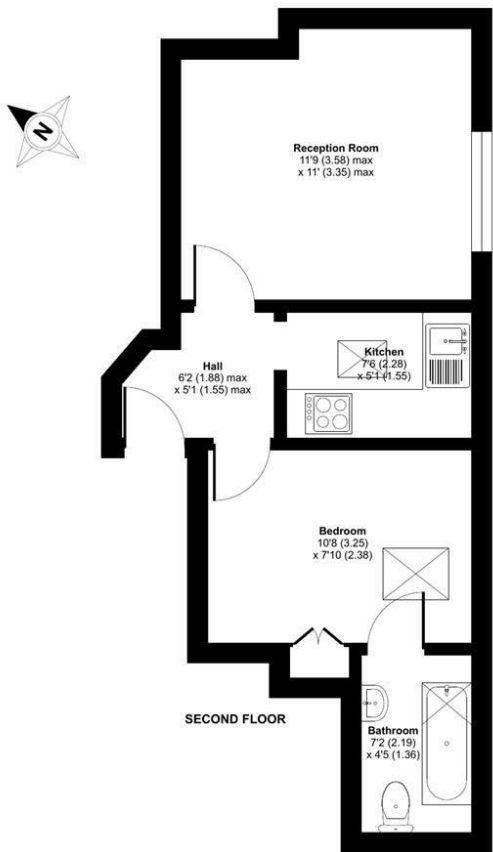
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

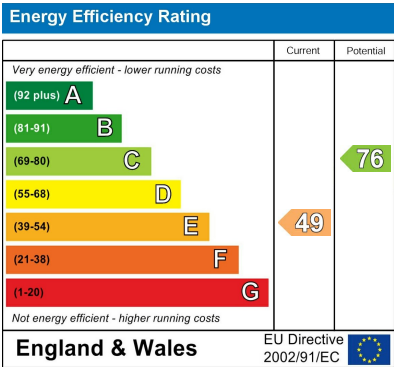
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Approximate Area = 323 sq ft / 30 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Home Castle. REF: 1349200



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.